

NORTH PORT :: FLORIDA

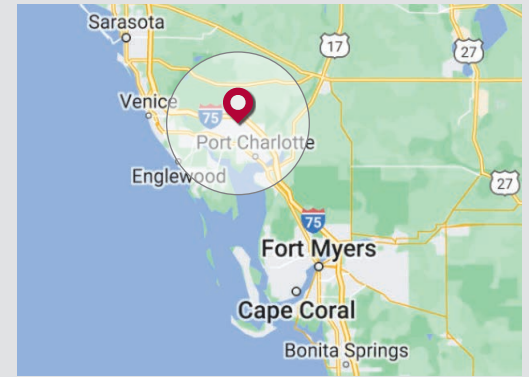
NORTH PORT BUSINESS PARK

BUILDING B | 4849 Plantation Boulevard, North Port, FL 34289

AVAILABLE FOR LEASE
71,000 SF CLASS-A
INDUSTRIAL SPACE



LOCATION



Latitude: 27.089810 Longitude -82.154040

DEMOGRAPHICS

POPULATION

294,949
15 MILES

DAYTIME POP

267,099
15 MILES

BUSINESSES

9,380
15 MILES

EMPLOYEES

78,196
15 MILES

AVERAGE HHI

\$97,892
15 MILES

HOUSEHOLDS

131,895
15 MILES

Sarasota-Bradenton MSA: 914.2K

BENDERSON
DEVELOPMENT
4151 | RV-07.31.25

MARK CURRAN
C: 941.374.9469
MarkCurran@benderson.com

LARRY FINEBERG
C: 941.780.4934
LarryFineberg@benderson.com

HEADQUARTERS | 7978 Cooper Creek Boulevard | University Park, FL 34201 | 941.359.8303
BUFFALO | 570 Delaware Avenue | Buffalo, NY 14202 | 716.886.0211

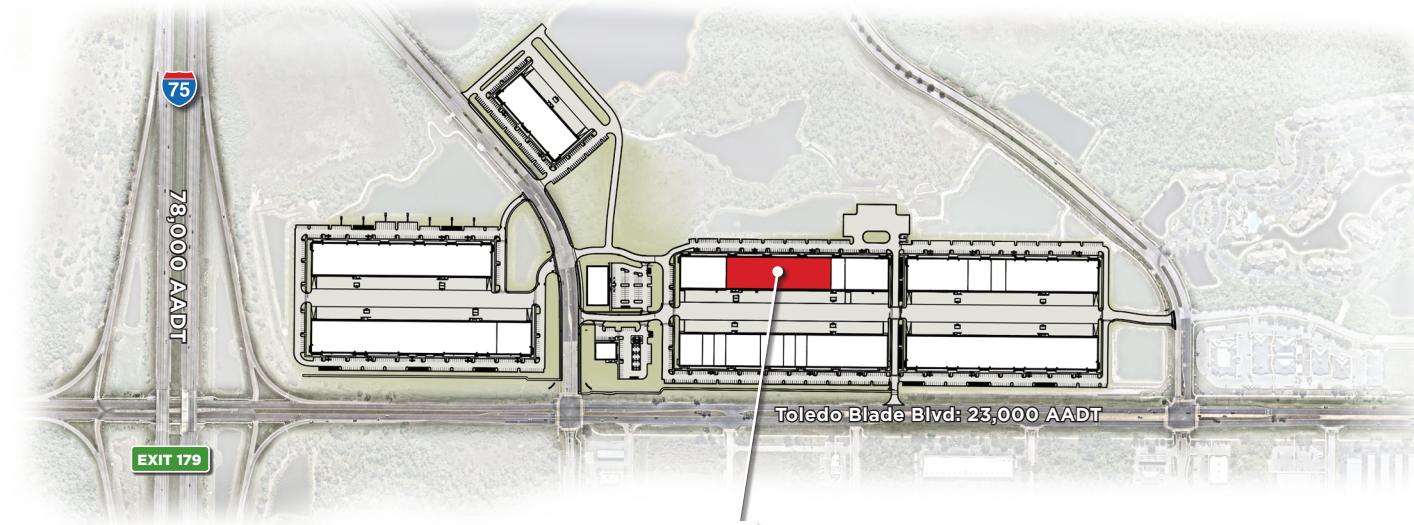
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PROPERTY HIGHLIGHTS

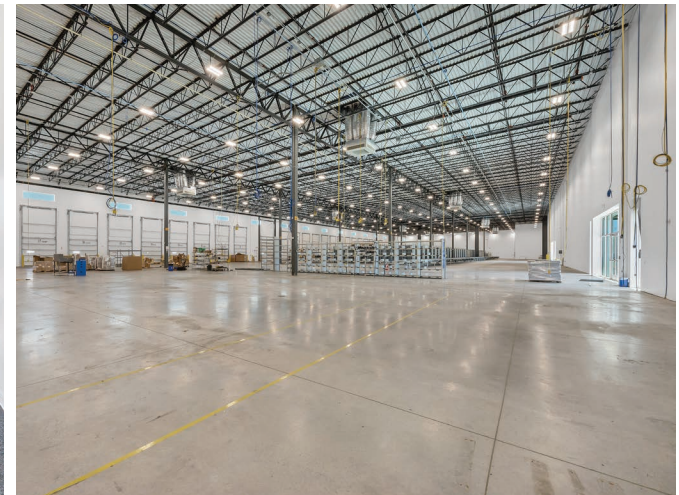
- Only Class-A industrial campus in Southern Sarasota County
- Prime location on Toledo Blade Boulevard, just a half mile from I-75
- 71,000 SF fully air-conditioned space, complete with 1,400 SF built-out office space
- 2,000 amps, 480v, 3 phase power
- 30' clear ceiling heights
- Dock-high loading with a concrete ramp to grade equipped with a 12' x 16' drive in door
- Generous car parking and truck staging areas
- Like new condition and ready for immediate occupancy

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DEVELOPMENT

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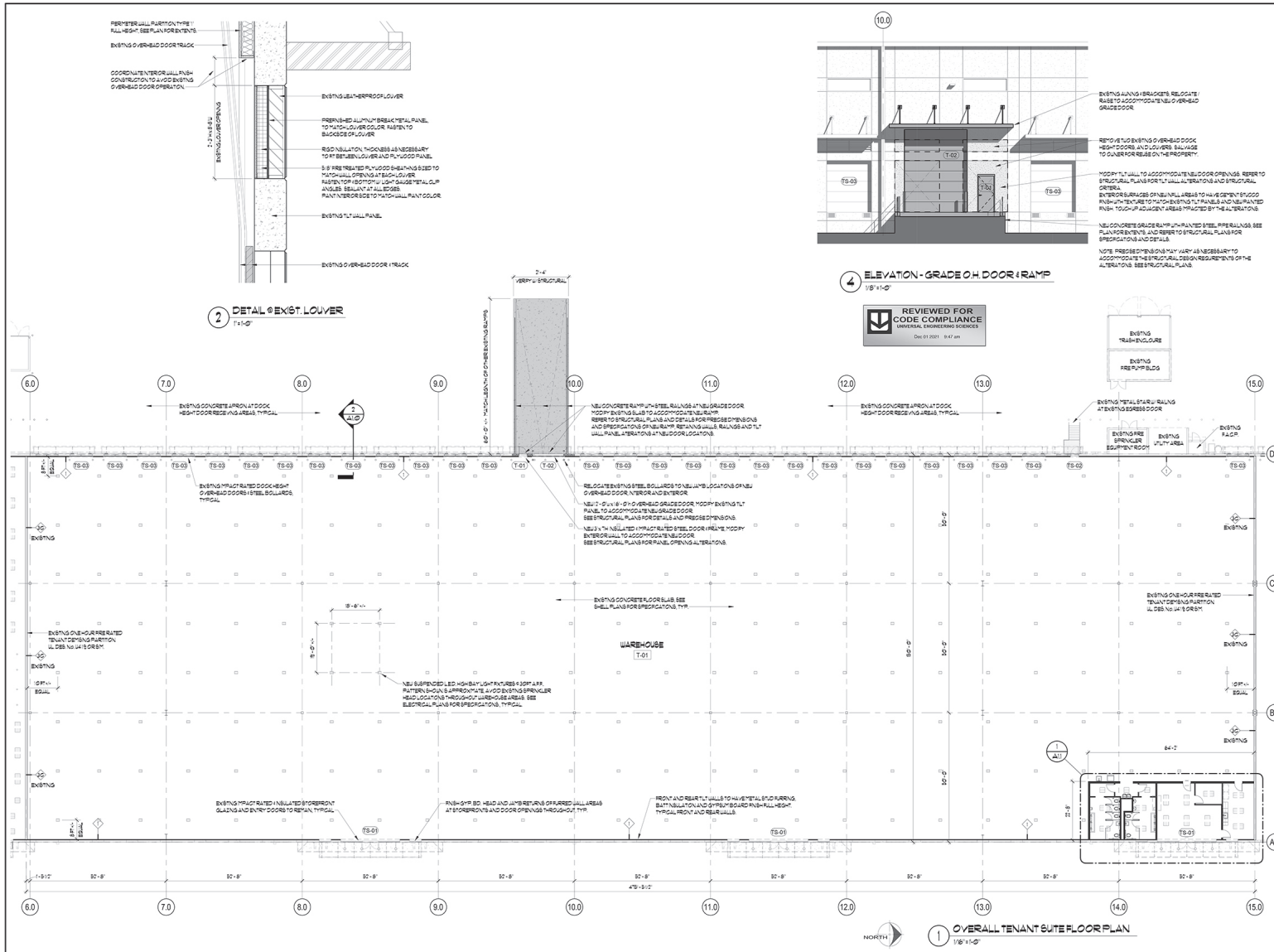
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No.	DATE	BY	REMARKS
0	09-02-21	DPH	ISSUED FOR PERMIT A.B.D.

SPECIAL INFORMATION:
THIS DRAWING PREPARED FOR TENANT. THE OWNER SHALL BE RESPONSIBLE FOR BUILDINGS CONTRACTED BY OTHERS. IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE CONTRACTOR THE INSTANT ALL PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION.

APPROVED

RWNeedy 03/09/2022

PROJ. NO: 4151 AREA: Tenant Suite: 71,320 s.f.

BUILDING #1
NORTH PORT BUSINESS PARK
4849 PLANTATION BLVD
NORTH PORT, FLORIDA

71k INTERIOR COMPLETION

JAMES ALLEN RUMSEY ARCHITECT
BENDERSON DEVELOPMENT
7916 COOPER CREEK BLVD SUITE UNIVERSITY PARK, FLORIDA (241)

SEAL

STATE OF FLORIDA
JAMES A. RUMSEY
ARCHITECT
#198300
REGISTERED ARCHITECT

TITLE: **FLOOR PLAN**

DESIGNED BY: DPH
CHECKED BY: [Signature]
DATE: 09-02-21

SHEET NO: **A1.0**